

REF.NO:DCB/CF/2017-18/177

Date: 20<sup>th</sup> December 2017

M/s SKG B3B LLP,  
Shop No. 14 & 15 (FF), Shyam Plaza,  
Main Ajmer Road, Bhankrota, Jaipur (Rajasthan)

Kind Attention: Mr Bhanu Pratap Singh Rathore

Dear Sir/s,

Sub: Sanction of Construction Finance Facility of Rs. 8.40 Crore for your project 'Saavyas' at Khasra No. 622 & 631, Narsinghpura, Sanganer, Jaipur-302006.

With reference to your application for financial assistance, DCB Bank Ltd is pleased to sanction Construction Finance Loan of Rs. 8,40,00,000/- (Rs. Eight Crores Forty Lakhs only) in favor of M/s SKG B3B LLP, a Firm (hereinafter referred to as "Borrower") for your project "Saavyas" situated over the parcel of land at Khasra No. 622 & 631, Narsinghpura, Sanganer, Jaipur-302006; under the following major terms and conditions:

A	Loan limit	: Rs. 7,00,00,000/- (Seven Crores Only) Rs 1,40,00,000/- ( One Crore Forty Lakhs Only)* *To be disbursed on sole discretion of Bank.
B	Repayment of Loan	: Total loan period of 36 months. Installments to be repaid in 24 equal monthly installments. Installments to commence from 13th month from the date of first disbursement. The interest is payable as and when debited.  30% sweep out for each credit in No Debit / Zero Account will be used towards principal repayment.
C	Processing fees	: 1.00% on the loan amount plus GST etc. as applicable
D	Rate of Interest*	: 14.00% p.a. (1 year MCLR + 4.28%), Present 1 Year MCLR is 9.72%. Interest will be charged at monthly rests
E	Additional interest	: Additional interest @ 24% p.a. payable in advance at monthly rests (On 1st. of or every month) will be charged on the overdue amount of PEMI/ EMI. In case of occurrence of Events of Default, DCB Bank may at its sole discretion charge interest on the entire principal loan balance @ 24% p.a. payable in advance at monthly rests.
F	Primary Security	: • Exclusive Charge by way of mortgage on the land and building constructed and to be constructed in project "Saavyas" located at Khasra No. 622 & 631, Narsinghpura, Sanganer, Jaipur-302006 (Rajasthan)

For B3B Real Estate Pvt. Ltd.

Director

For B3B Real Estate Pvt. Ltd.

Director

For B3B Real Estate Pvt. Ltd.

Director

DCB Bank Limited

Jaipur Branch: Geejgarh Tower, Hawa Sarak, Civil Lines, Jaipur - 302006, Rajasthan  
CIN: L99999MH1995PLC089008 Tel: +91 141 2211361 Website: www.dcbbank.com

Corporate & Registered Office: 6<sup>th</sup> Floor, Tower A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai - 400013

		<ul style="list-style-type: none"> <li>Exclusive charge by way of hypothecation over the Borrower's entire present &amp; future receivables pertaining to the Project "Saavyas".</li> </ul> <p>Security cover of minimum 2 times shall be maintained at all times during the tenor of facility.</p>
G	Collateral	<p>: 2 SORP flats with area of 15400 Sft with value of Rs 1.25 Crs each.</p> <p>Total collateral security worth Rs 2.50 Crs</p>
H	Guarantors	<ul style="list-style-type: none"> <li>M/s B3B Real Estate Pvt Ltd</li> <li>M/s Gajanand Buildhomes LLP</li> <li>Mr. Bhanu Pratap Singh Rathore</li> <li>Mr. Karni Singh</li> <li>Mr. Arnab Gazi</li> <li>Mr. Jaiveer Singh Rathore</li> <li>Mr. Joginder Singh Chauhan</li> <li>Ms. Kiran Singodiya</li> <li>Ms. Shivani Singodiya</li> <li>Mr. Raj Kumar Singh</li> <li>Mr. Dhanjay Singh</li> </ul>
I	Disbursement	<p>: After execution of loan documents, disbursement will be made as specified in Disbursement Schedule in Annexure II &amp; Cash Flows</p> <p>Disbursement will be made as per stages of construction subject to satisfactory technical compliance.</p> <p>The Facility will be disbursed in multiple tranches in accordance with the funding requirements of Project. Disbursement will be in line with estimated cash flows and in proportion to progress of projects in terms of advance to contractors and other approvals available.</p>
J	Repayment	<p>: Minimum selling value to be achieved per sq.ft. for unsold flats mortgaged with bank will be Rs. 2000/sq.ft.</p> <p>If for any reason, the sale is below the stipulated rate, the borrower will arrange to prepay the loan for the differential amount.</p>
K	Event of Default	<p>: DCB Bank Ltd. will have the right to recall all or part of the loan in case the schedule of construction and sales is not adhered to as mentioned in the application submitted to bank.</p> <p>However, in the event, sales schedule as stipulated are not adhered to by the firm resulting into event of default being triggered, DCB Bank reserves its rights to enforce its security on such number of units by way of "SALE" or "AUCTION", as</p>

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		deemed fit. Borrower shall not raise any objections for the same. Nevertheless, such sales may not be below the stipulated prepayment rate.
L	Prepayment Charges	4% + Service Tax Prepayment penalty will not be payable in case the prepayment is from surplus cash flow generated from the project.
M	Specific Account	The borrower will open No/Zero Debit account in DCB Bank Ltd and shall act in accordance with the clauses of the Agreement signed between DCB bank & the Borrower. All the transactions pertaining to this project shall be routed through the No/Zero Debit account. Out of the customer receipts received for the projects, 30% of the amount will be capitalized from each credit received in the account from date of first disbursement.  The account with DCB Bank Ltd. to be opened prior to disbursement & all the sales proceeds 'Saavyas' being executed under M/s. SKG B3B LLP would be deposited in this account. The Account shall be not be closed without prior approval of the Bank. The repayment of the Loan would be by way of ECS instructions from current account linked to No Debit account. At any given time, the float available in the escrow account should be >= one whole month's interest of full loan amount during the moratorium period. Post pre MI period, float of one MI may be maintained in the form of FD with DCB BANK LTD's lien or in cash in form of Current Account as mutually agreed

\*The interest rate would be DCB Bank 1 year MCLR + spread as mentioned in sanction letter. The same will be subject to change as per changes in the DCB Bank 1 year MCLR.

DCB Bank 1 year MCLR shall be decided by DCB Bank and may change from time to time. This information will be made available on DCB Bank's website [www.dcbbank.com](http://www.dcbbank.com).

The rate of interest will be linked to the DCB Bank 1 year MCLR and is subject to change in 1 year MCLR from time to time. The reset of loans linked to 1 year MCLR will be done in a quarterly on dates specified on DCB Bank website [www.dcbbank.com](http://www.dcbbank.com) from time to time.

DCB Bank reserves the right to change the rate of interest *inter alia* in case of any of the following:

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Page 3 of 15

- a. delay in repayment,
- b. delay in regularisation of over limit,
- c. return of cheques (outward/inward),
- d. non-submission of stock statements,
- e. non-submission of documents requested by the Bank,
- f. delay in submission of documents for renewal of facilities,
- g. devolvement of Letter of Credit,
- h. invocation of Bank Guarantee,
- i. credit deterioration in another loan with the Bank,
- j. credit deterioration reported by another bank,
- k. name appearing in negative list / defaulter list of RBI, ECGC, etc.,
- l. inaccuracies in documents submitted to the Bank,
- m. routing of transactions to another bank account without the Bank's prior approval,
- n. reduction in sales turnover,
- o. any regulatory changes affecting the industry, and
- p. Any other matter that is likely to affect the repayment capacity, timeliness, etc.

## O. Other terms and conditions

- a. Our lien/ funding to be intimated to the prospective customers and communication to be sent to the owners of flats already sold to remit the flat payments directly to our designated account.
- b. The borrowers shall agree to give us status of the "Preferred Finance Partner", whereby we may consider Housing Loans to eligible individual house purchasers.
- c. All Hoardings / brochures/pamphlets/Sale Agreement of the project will disclose the name of DCB Bank Ltd as the lender to whom the property is mortgaged. The firm will put up a board at the worksite displaying that 'This Project is Approved and Financed by DCB Bank Ltd' and that they will provide NOC / permissions of DCB Bank Ltd for sale of flats / property if required.
- d. The borrower will append the information relating to the mortgage while publishing advertisements of the project in newspapers/ magazines etc.
- e. In the event of non-compliance of Legal Scrutiny Report (LSR) and Technical Scrutiny Report (TSR), fees if any paid to DCB bank shall not be refunded.
- f. The Loan will be utilized for the purpose it is granted and shall not be utilized for any other purpose or for capital markets activities or any speculative purposes. An undertaking to this effect is to be given.



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- g. Interest shall be charged from the date of first disbursement. The repayment will be in 24 monthly installments commencing from 13<sup>th</sup> month from the date of first disbursement. The interest is payable on the 1<sup>st</sup> of every month. Postdated cheques (PDCs) covering interest should be furnished with each disbursement. If there is a default in payment of Interest or Principal for 2 consecutive months, it shall be construed as violation of the terms of sanction and the entire loan may be recalled.
- h. ECS mandate/PDC cheques to the extent of installments/EMI covering the tenor of loan to be furnished.
- i. The borrower and guarantors undertake that in an event of default or nonpayment of loan, they will have no objection in DCB Bank Ltd transferring property rights/title of plot /flats to third party on as-is-where-is basis.
- j. NOC from DCB Bank Ltd to be obtained for any loans to be raised for this project, in future, till such time our dues are outstanding. The borrower will arrange to obtain an NOC in writing before raising any loans for this project or permitting any charge to be registered against the properties / flats/ bungalows/ units/ plots/offices/shops mortgaged to DCB bank.
- k. All the expenses in connection with execution of security documents shall have to be borne by the borrower.
- l. This sanction may stand revoked and cancelled and shall be absolutely null and void if:  
- Any material changes take place in the project for which this loan is sanctioned.  
- If it comes to the light that any material fact or other relevant aspect of the proposal was withheld, suppressed concealed or not made known to DCB Bank Ltd.
- m. DCB Bank Ltd reserves its right to review and revoke the balance / un-drawn project loan at the expiry of 6 months from the date of sanction as per event of default.
- n. The following details shall be submitted by the borrower at the periodically mentioned or whenever demanded by DCB Bank Ltd.  
1. Receipts & Payments Statement (Monthly)  
2. Details of the flats booked / sold by way of Agreement to Sale, Sale Deed, Registration of flats etc. during the month giving specific details of the flat and payment terms. (Quarterly)  
3. Progress in construction work (Annually)
- o. The borrower shall annually submit their audited annual Balance sheet and Profit & Loss account within 6 months from the date of the respective financial year end (As per terms of Approval of Loan)
- p. The borrower shall agree that in case of any cost overrun/shortfall in fund for the projects as

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detailed in Annexure IV, the same shall be met by the borrower from further equity contribution / subordinate debt from the promoters or loan arranged by the promoters without recourse to the project assets in a manner and to the satisfaction to DCB Bank Ltd. Similarly in event of reduction of project cost due to savings on account of taxes, price negotiations or otherwise, there would be pro rata reduction in all components of means of Finance.

q. An appropriate loan document covering all the above conditions and any other additional points that may be required as per DCB bank Ltd. norms shall be executed by the borrower, who will also execute our other security documents as forwarded by DCB bank Ltd.

r. Half yearly CA Certificate with following details to be submitted.

Particulars	Nos	Sale Value
• Flats booked at the beginning of the half year		
• Flats booked during the half year		
• Average rate at which sold		
• Total flats sold till date		
• Total Value		
• Demand raised		
• Collection received		
• Balance to be received		

s. Based on satisfactory verification of sales, receivables and construction expenses details of the projects "Saavyas" by DCB officials or designated agencies of DCB (Not older than 3 months) disbursals will be made.

t. DCB Bank Ltd. shall have the right to inspect the books of account of the borrower at any time.

u. DCB BANK LTD would have a Lien on all yet to be booked units in project "Saavyas". In case Developer wants to sell the unit to any prospective purchaser, they shall obtain an NOC from DCB BANK LTD to this effect.

v. Till such time DCB bank's loan is fully repaid, the borrower, without prior written permission of DCB bank shall undertake not to:

- Effect any change the management/ capital structure/Shareholding pattern of the borrower entity of this project for
- Formulate any scheme of merger /acquisition /amalgamation / reconstitution
- Undertake guarantee obligation on behalf of any other company/firm or person for this project

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Sandeep Singh  
Director

Sandeep Singh  
Director

Arun Singh  
Director

Arun Singh  
Director

[Signature]

Director

Director

Sandeep Singh  
Director

Sandeep Singh  
Director

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- Declare dividends for any year, if there is default in repayment obligation of the Borrower. However, dividends may be declared without prior written permission of DCB bank out of profits related to that year after paying all DCB bank's dues and making provisions as required for that year.
- Create any further charge, lien or encumbrance over the assets and properties charged to DCB bank, in favor of Bank, financial institution, company, firm or person
- Invest / deposit / lend funds to group / family members and relatives / other corporate bodies / firms / persons.
- Undertakes any transaction within the group/related parties/companies which are no of accommodative nature.
- Not to embark upon any expansion / diversification / restructuring /alliance /mergers/ acquisitions without prior permission in writing from us.
- Indemnify that no case /proceedings are pending against them on account of excise default under FEMA, Customs violations and Exchange control Regulations. Also that the firm/company/their sister or associate/ group/family concerns and their Directors/partners/proprietor etc. do not appear on RBI's list of defaulters and ECGC's caution list. Further, if any such proceeding is initiated by any of such departments, information will be provided to DCB BANK LTD immediately. In case this information is found to be incorrect at a later stage or non-reporting of any subsequent proceedings, DCB BANK LTD is fully empowered to take criminal action/other suitable proceedings against the borrower.
- The Borrower undertakes to notify us of impacts on its financial position/ performance annually.
- The firm will keep us informed of any circumstances adversely affecting its financial position.

## Other Special Conditions

The borrower should not pay any consideration by way of commission, brokerage, and fees or in any other form to guarantors directly or indirectly.

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Sandeep Singh

Sandeep Singh

Director

Sandeep Singh

Director

[Signature]

Partner

Partner

[Signature]

Partner

Partner

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Designated Partner

[Signature]

Designated Partner

Page 7 of 15

[Signature]

- DCB BANK LTD will have the right to examine at all times the borrower's books of accounts and to have the borrower's work site/unit/office inspected from time to time by its officer(s). The cost of such inspections will be borne by the borrower.
- M/s. SKG B3B LLP to provide copy of sale deed/s executed for sale of flats prior applying for NOC from DCB BANK LTD for the properties/flats offered as security to the Bank.
- The Borrower to publish in all their marketing material, the fact that the Project has been financed by DCB BANK LTD. The marketing material used by the Developer for the Project would be subject to scrutiny by the DCB BANK LTD at any point of time
- Each disbursement request should be accompanied by
  - a) Architect/Engineer certificate confirming the stage of completion & that the construction is in compliance with approved plan and necessary approvals from Competent Authority for project 'Saavyas'.
  - b) CA certificate confirming that the amount incurred are towards construction cost and are fully paid & are not reimbursement/repayment of monies to promoter /Group/Associates/related parties.
  - c) CA certificate confirming the demand raised have been as per the agreements for sale and the same has been collected or balance rupees in arrears.
  - d) DCB BANK LTD would have the statement validated through its panel Valuer and the same would be certified by the Valuer in his Project Technical report.
- The Firm / Borrower agrees for appointment of Valuers and Lawyer and or other agencies as may be necessary for review and monitoring of Project on a specific period (initially before seeking first disbursement and thereafter quarterly ) and agrees that expenditure to be incurred for availing services from these agencies shall be borne by the Borrower. The Borrower will ensure/undertakes that the issues raised by these agencies i.e. Lawyers and valuers, CA would be resolved by the Firm to the satisfaction of the Bank.
- The Firm undertakes to obtain and maintain all necessary statutory and non-statutory approvals/clearances required during implementation and/or operation of the project.
- Firm/Borrower further undertakes to comply with following:
  - Firm should maintain No Debit Account with our Bank and all customer receipts through project 'Saavyas' should be deposited there.
  - No other account with any other Bank to be maintained for this project. Existing Bank accounts of SKG B3B LLP to be closed within 30 days from the date of first disbursement.

*[Signature]*  
Director

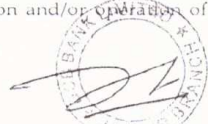
*[Signature]*  
Designated Partner

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Designated Partner

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Director

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Director

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Director



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Designated Partner

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Designated Partner

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*[Signature]*  
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- All existing flat owners to be informed to make their further payment to our designated account and further booking agreements will have our Bank account as designated account.
- All project approvals required to be in place before disbursement.
- Undertaking to the effect that the entire project collection/progressive receipts from the customer will be deposited in the DCB Bank A/c and no funds will be diverted for any other project.
- All the agreements should have our DCB Bank account number for remitting their dues by the flat owners. Firm should not maintain other account with any other Bank for this project.
- At all times, balance greater than equal to next month's pre-EMI interest or interest + principal payment or EMI to be maintained in escrow / no-debit account.
- At any point in time the receivables cover of unsold units has to be 2 times our Bank's loan outstanding.
- The loan should be strictly utilized towards meeting the projects expenses of 'Saavyas'.
- Sales proceeds of sold units as well as unsold units of the project 'Saavyas' shall be hypothecated & routed through the DCB Bank accounts.
- DCB Bank Ltd shall have the exclusive first charge on the on the future receivables arising out of unsold units and existing sold/booked/alienated units from the project 'Saavyas'.
- Borrower to undertake that the construction of project "Saavyas" is strictly as per the sanctioned plan for buildings at all times and that there is no violation on the same.

The Bank reserves the right to seek additional security in case the value of prime and collateral securities offered is found, on valuation by Bank's valuer, to be lower than the value considered for this proposal.

The Projects / Property of "Saavyas" shall have been adequately insured and copies of Insurance Policies, with assignment in favour of the Bank as loss payee, would be



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made available.

- DCB BANK LTD reserves its right to alter/ cancel and / or modify the credit limits / loan sanctioned and / or terms and payment conditions stipulated without notice to the firm and without assigning any reason thereof.
- DCB BANK LTD reserves the right to rearrange the payment schedule and to call upon the firm/its partners to accelerate the payments, if the firm's financial position so warrants.
- The Borrower and Guarantor(s) shall be deemed to have given their express consent to DCB BANK LTD to disclose the information and data furnished by them to DCB BANK LTD and also those regarding the credit facility/ies enjoyed by the borrower, conduct of accounts and guarantee obligations undertaken by guarantor to the Credit Information Bureau (India) Ltd. ("CIBIL"), or RBI or any other agencies specified by RBI who are authorized to seek and publish information.

## Specific Covenants / Stipulations

1. All approvals required to be in place before disbursement
2. Loan amount will be disbursed in stages based on level of construction and expenses incurred and Rs. 1.40 Crs will be disbursed for meeting any contingency at the sole discretion of the Bank.
3. Latest CA certificate confirming promoter contribution infused in this project
4. Latest CA Certificate confirming Net worth of guarantor as on Mar 2017
5. Borrower to open No debit account with us & all the receivable from this project should be routed through us, No other account with any other Bank for this project. Existing account to be closed within 30 days from the date of first disbursement, whichever is earlier.
6. Existing flat buyers will be intimated to deposit their dues henceforth to our account and further booking agreements will have our Bank account as designated account.
7. All the agreements should have our DCB Bank account number for remitting their dues by the flat owners.
8. An affidavit cum undertaking must be obtained from the applicant that they will stick to the approved plan for construction and will take prior approval from DCB Bank in case of any

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deviation.

9. Undertaking to the effect that the entire project collection/progressive receipts from the customer will be deposited in the DCB Bank A/c and no funds will be diverted for any other project.
10. Collection efficiency should be minimum 85% with continuous monthly monitoring on the following key items

Parameter	Projected (in Crs)	Actuals
Promoter's Contribution		
Total Units to be constructed (Phase wise & Bldg wise)		
Units booked out (Phase wise & Bldg wise)		
Cash Inflow from booked unit		
Stage of construction (Phase wise & Bldg wise)		
Construction Expenses		
Cash capturing in DCB Bank account		
Any other account with any other Bank for this project?		
Any delay in project		
Letter to the owners of the booked units		
Site Visit : RM visiting the site Gist of discussion		
Booking cancellation, if any and % of cancellations		
CAD Issues?		

11. Unsecured loan if any cannot be withdrawn during loan period and repayment of loan will commence only after our loan is fully paid.
12. Minimum Security Cover of 2.00 times on the outstanding loan amount to be maintained during the tenure of the loan facility.
13. Any inflows over and above projection to be used to reduce our exposure or taken to separate DSRA account.

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14. The withdrawal in the accounts are to be done only for construction cost of the project and should not be used for any repayment to promoters / relatives.
15. In case of any shortfall in inflow, promoters shall make good the difference
16. Selling price should not be less than Rs. 2000 /Sft
17. Borrower to undertake that all the conditions of Chief Minister Jan Avas Yojana have been complied with.

## Post Disbursement Documents

1. The borrower shall maintain appropriate books and records which should correctly reflect their financial position and operations and it should submit to DCB BANK LTD at regular intervals such statements as may be prescribed by DCB BANK LTD in terms of the RBI's instructions issued from time to time.
2. The borrower shall forward to DCB BANK LTD, provisional balance sheet and Profit & Loss Account within 60 days of year-end and audited accounts within 6 months of year-end.
3. Outstanding bank borrowing for the project on six monthly basis.

Please sign on the duplicate copy of this letter as a token of your acceptance of the terms and condition of the sanction and return to us the signed copy for our records. Please also arrange for the compliance of the required formalities for documentation and disbursement. This sanction is valid for acceptance for a period of 1 (one) month from the date of this letter and sanctioned credit facility/ies should be availed within 3 (three) months from the date of this letter, where after it need to be revalidated or the Bank may, at its discretion, treat the sanction as withdrawn.

Thanking You,  
Yours faithfully,

Mahesh Kumar  
Branch Head

(Accepted Terms & Conditions of your sanction letter no DCB/Construction Finance/2017-18/177 dated 20/12/2017)

**Borrower:** M/s. M/s SKG B3B LLP

Through its partners & authorized signatories

SKG B3B LLP

Designated Partner

For B3B Real Estate Pvt. Ltd.

Director

For B3B Real Estate Pvt. Ltd.

DCB Bank Limited

Director

Jaipur Branch: Geejgarh Tower, Hawa Sarak, Civil Lines, Jaipur - 302006, Rajasthan  
CIN: L99999MH1995PLC009000 Tel: +91 141 2211361 Website: www.dccbbank.com

Corporate & Registered Office: 6<sup>th</sup> Floor, Tower A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai - 400013

For B3B Real Estate Pvt. Ltd.

Director

For B3B Real Estate Pvt. Ltd.

Director

SKG B3B LLP

Designated Partner Page 12 of 15

For B3B Real Estate Pvt. Ltd.

Director



For B3B Real Estate Pvt. Ltd.

For B3B Real Estate Pvt. Ltd.

For B3B Real Estate Pvt. Ltd.

For B3B Real Estate Pvt. Ltd.

**Guarantors:**

• M/s B3B Real Estate Pvt Ltd

• M/s Gajanand Buildhomes LLP

• Mr. Bhanu Pratap Singh Rathore

• Mr. Karni Singh

• Mr. Arnab Gazi

• Mr. Jaiveer Singh Rathore

• Mr. Joginder Singh Chauhan

• Ms. Kiran Singodiya

• Ms. Shivani Singodiya

• Mr. Raj Kumar Singh

• Mr. Dhanjay Singh

SKG B3B LLP

Designated Partner

SKG B3B LLP

Designated Partner

Page 13 of 15

DCB Bank Limited

Jaipur Branch: Geejgarh Tower, Hawa Sarak, Civil Lines, Jaipur - 302006, Rajasthan  
CIN: L99999MH1995PLC089008 Tel: +91 141 2211361 Website: www.dccbbank.com

Corporate & Registered Office: 6<sup>th</sup> Floor, Tower A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai - 400013

## Annexure I

Details of project land & list of Flats to be mortgaged & receivables thereof hypothecated to DCB Bank Ltd.

### Registered Mortgage of the following Property:

Extension of Charge by way of mortgage on the project "Saavyas" located at Khasra No. 622 & 631, Narsinghpura, Sanganer, Jaipur-302006 (Rajasthan).

Exclusive charge by way of hypothecation on the project receivables arising out of the present and future construction thereon of the unsold units and existing sold/booked/alienated units of the Project "Saavyas".

## Annexure II

<b>1<sup>st</sup> Disbursement Up to Rs. 2.00 Cr:</b>	
1.	After satisfactory execution of all the loan documents
2.	All approvals required to be in place before disbursement
3.	Construction stage post reaching minimum stage of 10%.
4.	No arrears/Permission to Mortgage/NOC letter from Jaipur Development Authority
<b>2<sup>nd</sup> Disbursement Up to Rs. 2.00 Cr:</b>	
1.	Shifting RERA a/c with DCB Bank Limited and closure of existing account with other Banks.
2.	Encumbrance certificate with DCB Bank charge on RERA to be submitted.
<b>3<sup>rd</sup> Disbursement Up to Rs. 1.50 Cr:</b>	
1.	After every quarter upon satisfactory progress in the stage of construction and sales as per cash flows submitted to us



For B3B Real Estate Pvt. Ltd.

Designated Partner

Designated Partner

Page 14 of 15

For B3B Real Estate Pvt. Ltd.

For B3B Real Estate Pvt. Ltd.

Director

Director

Director

DCB Bank Limited

Jaipur Branch: Geelgarh Tower, Hawa Sarak, Civil Lines, Jaipur - 302006, Rajasthan  
CIN: L99999MH1995PLC089008 Tel: +91 141 2211361 Website: www.dccb.com

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For B3B Real Estate Pvt. Ltd.

Director

For B3B Real Estate Pvt. Ltd.

Director



4<sup>th</sup> Disbursement Up to Rs. 1.50 Cr:

1. After every quarter upon satisfactory progress in the stage of construction and sales as per cash flows submitted to us.

*[Signature]*

*[Signature]*  
Designated Partner

*[Signature]*

SVC BCB LLP

*[Signature]*  
Designated Partner

*[Signature]*

Designated Partner

*[Signature]*

SVC BCB LLP

*[Signature]*  
Designated Partner

For B3B Real Estate Pvt. Ltd.

*[Signature]*  
Arunal Kumar  
Director

For B3B Real Estate Pvt. Ltd.

*[Signature]*  
Jyender Singh  
Director

For B3B Real Estate Pvt. Ltd.

*[Signature]*  
Director

For B3B Real Estate Pvt. Ltd.

*[Signature]*  
Director

For B3B Real Estate Pvt. Ltd.

*[Signature]*  
Director

*[Signature]*

*[Signature]*

*[Signature]*



Page 15 of 15

DCB Bank Limited

Jaipur Branch: Gejgarh Tower, Hawa Sarak, Civil Lines, Jaipur - 302006, Rajasthan  
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